# The Retail At 608 Fifth Avenue





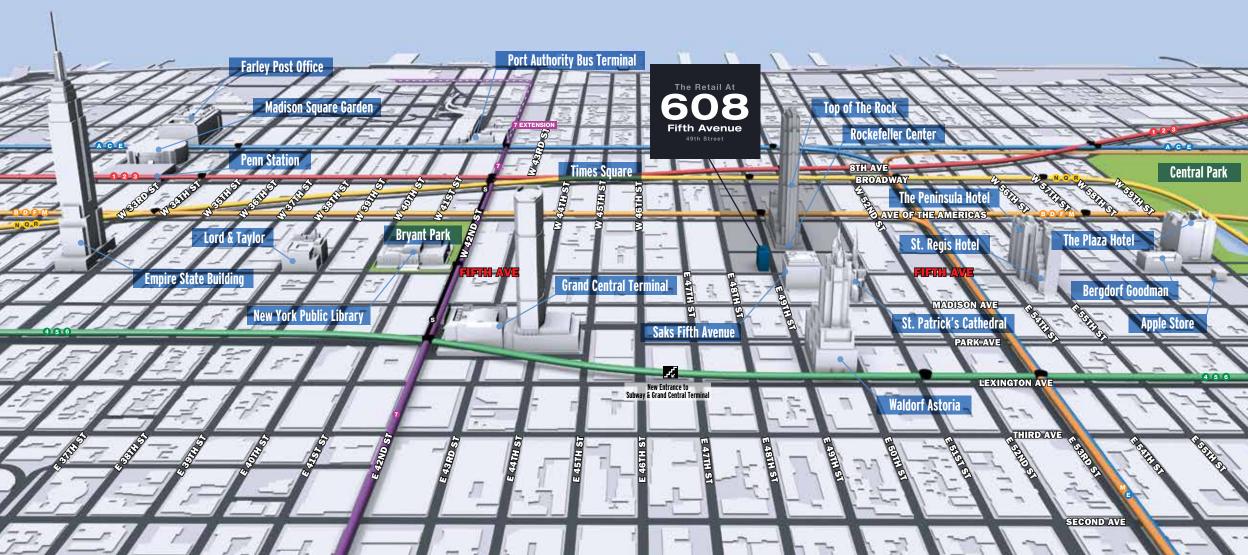


# PRIME RETAIL OPPORTUNITY

Boasting **20,000 - 45,000 square feet** of large-scale retail, 608 Fifth Avenue sits prominently on the world's most coveted shopping corridor. Located on the corner of **Fifth Avenue** and 49th Street in Rockefeller Center, the retail space gives way to **59 feet of frontage** on Fifth Avenue and 140 feet of frontage on 49th Street. Proximity to some of the **world's best shopping, hotels, and dining** are only a few of the exclusive benefits accompanying this **prime retail location**.









## **NEW YORK CITY**

#### DEMOGRAPHICS

- New York metropolitan area population: Nearly 20 million
- New York City population: More than 8.2 million
- Manhattan population: 1.6 million

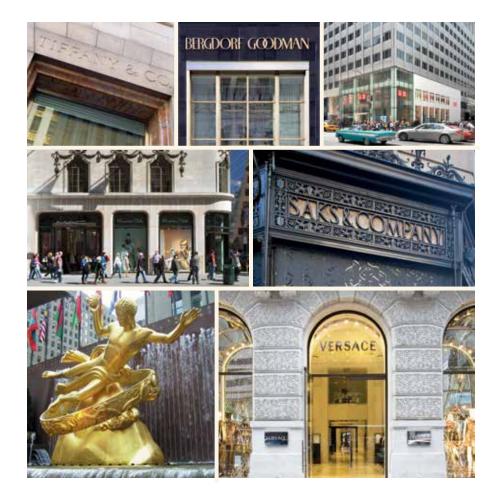
#### TOURISM

- New York City is the nation's largest Central Business District with 52 million visitors in 2012
- \$32 billion was spent by visitors in 2012

#### **BUSINESS AND FINANCE**

- Home to the New York Stock Exchange and NASDAQ
- New York City estimated 2012 gross city product of \$448 billion
- 410 million square foot office market in New York City
- More than 200 newspapers and 350 consumer magazines have an office in New York City
- 45 Fortune 500 companies are headquartered in New York City
- New York City's film industry is the nation's second largest after Hollywood
- **3** 30 Venture Capital Firms are based in New York City with 14 more operating outposts

									ROCKEFELLER CENTER	<b>↑</b> Times square									
BRYAN						The Ref 66 Fifth Av 49th St	<b>)8</b> venue treet	First Republic Bank Cosi Mendy's AJ Maxwell's Grill Nimendo World Citti Bank Dean	Annosoles Tumi La Magnolia Tumi La Mason Pytones Envin Pearl Tossed Envin Pearl Tossed Envin Pearl Tri Tip Grill Defino Tri Tip Grill Louis Martin Jewelers NBC Sturlios	Brooks Brothers Litz Del Frisco's Grill Weits The Body Shop Berling Fire Zone Puisson Radio City Music Hall Anthropologie Berling Radio City Music Hall Anthropologie Berling				The Peninsula Hotel		Aberci	Berg	SIXTH AVE	CENTRAL PARK
NEW Y PUBLIC I	YORK LIBRARY	Joe Fresh Zara	Orvis Botticelli	Fossil Chase Bank		Jewelers on Fifth	NBA Store Treasurty By Dim'a Kestenbaum & Weisner Lauren	& Deluca Aritzia	Cole Haan ge Coach Less Coaches Metropolitan seum of Art Store Longchamp Michael Kors	Façonnable Sports Club anana Republic x siere Ruhlman	Juicy Couture Godiva H&M	Uniqlo Swatch Hollister Zara		Wempe Swarovski Lindt	Harry Winston Henri Bendel	Bvlgari Piaget Mikimoto Prada ombie & Fitch	Bergdorf Goodman Van Cleef & Arpels	FIFTH AVE	
LIMI IN LUMIN	Sephora	Ami Taylor H&M	Best Buy Allen Coach Urban Outfitters	Michael C. Fina Paul Stuart Paul Stuart Cohen's Fashion Optical Barami Brooks Brothers	De Picciotto My Suit Morellato Tommy Bahama	Guess J. Press Little Miss Men's Wearhouse Matched Socks	Andrew's Ties ave Robert Mars a Muska Bags B Madison Jewelers	American Girl Place Sunglass Hut Aldo United Colors Of Benetton Sephora Ted Baker Men's Wearhouse	Florsheim Shoes Saks Fifth Avenue Burberry Burberry	St. Patrick's Cathedral	Cartier Loft Versace A.R. Trapp Gant <u>Bo</u> Opticians H. Stern Jewelry <u>Bo</u> Muska Bags Armani Exchange <u>S</u>	no Lan	Diesel Johnston & Murphy Tommy Hilfiger Tumi Fendi Fredi Pisano Stuart Weizman Victor Hugo Blanc De Chine Pink	De Beers Emilio Pucci Bottega Veneta M.A.C Cosmetics St. Massimo Dutti	Armani Escada Dotes & Gabbana Omega Oxford Clothes Breguet	& Co. Tower	Bergdorf Men's UGG Gilan Shanghai Tang Gilan Furla Burberry Furla Burberry Miu Miu Chanel Dior Mont Blanc	Apple Porsche I FAO Schwarz	
E 4151 ST		Easy Spirit Shoe Mania		J. Crew Johnston & Marphy Nine West	: 	Charles Typwhitt Vanderbilt AVe		Pret Haru Bread & Co Scottrade Starbucks	Eden Fine Arts Berkday Caterers Schwab Jets Shop E*Trade	Giff Restaurant Cafe Bistro Just Salad Chipotle	Gale Grant Jewelry Express	Toywatch Cellini Verd & Kennedy Bolton's H.L. Purdy Opticians H.L.Purdy Opticians	Talbots Eileen Fister Marmi	Dunhill Officine Panerai Hickey Freeman Links London	The Walking Company Robert Marc Allen Edmonds E SENT ST	Geox Alain MiKli Folli Follie Lacoste Prada E-SCHI ST	Fogal Semoneta Gioves Lalique Mulberry Coach Prada ESFITIST	F 507H 51	E 59TH ST
		G	RAND CENTRA TERMINAL	L			PARK AVE											PARK AVE	
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# FIFTH AVENUE, NEW YORK CITY

Fifth Avenue is the premier luxury retail district in North America—boasting flagship stores and boutiques for some of the world's most elite department stores and designers, luxury jewelers, exquisite restaurants, and internationally renowned hotels.

New York City attracts 52 million tourists annually. Visitor spending has increased 70% since 2010. New York City is also home to more than 57 billionaires and 720,000 millionaires, making it the wealthiest city in the country. Fifth Avenue is one of the most trafficked streets and produces some of the highest retail sales in the world.

The New York Metropolitan Area tops the list of metro-area wealth centers and its total number of millionaires is greater than the combined total of the next three largest centers—Los Angeles, Chicago, and Washington, D.C. Additionally, the New York Metropolitan Area leads the nation in its population of ultra high net worth individuals with 7,720 people in the area with a net worth of \$30 million or more.

608 Fifth Avenue sits in the heart of the largest office market in the world. Approximately 410 million square feet of office space exists in New York City, of which 392 million is located in Manhattan. Manhattan's office inventory is greater than the next 5 largest U.S. markets combined and features some of the most iconic and desired office properties in the world.

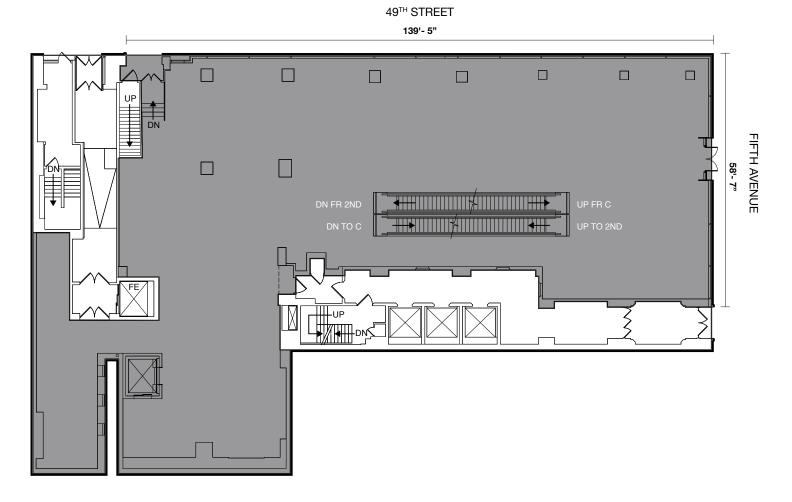
608 Fifth Avenue's central location in the Midtown Manhattan submarket places it at the epicenter for business and activity in the world.

# THE RETAIL OPPORTUNITY

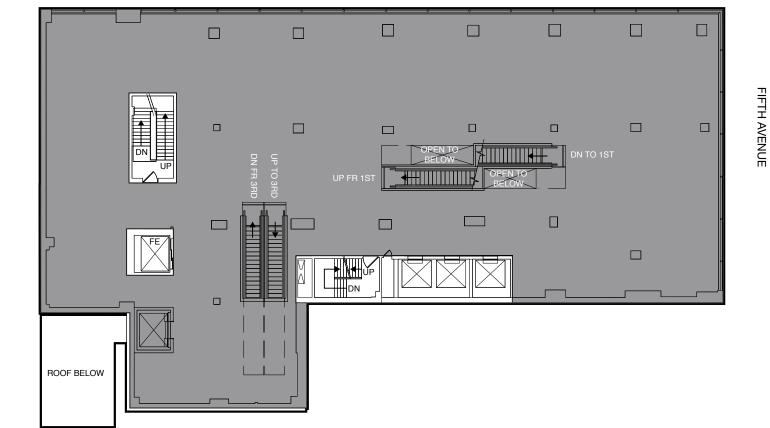
## **FLOOR PLAN**

**GROUND LEVEL** 

AVAILABLE SPACE: 10,172 SF CEILING HEIGHT: 17'-4"



### AVAILABLE SPACE: 11,565 SF CEILING HEIGHT: 18'-6"



49<sup>™</sup> STREET

### **FLOOR PLAN**

SECOND LEVEL

AVAILABLE SPACE: 10,750 SF CEILING HEIGHT: 12'-6"

## FLOOR PLAN

THIRD LEVEL

### ROOF BELOW ╡╢╢╢ FE ROOF BELOW

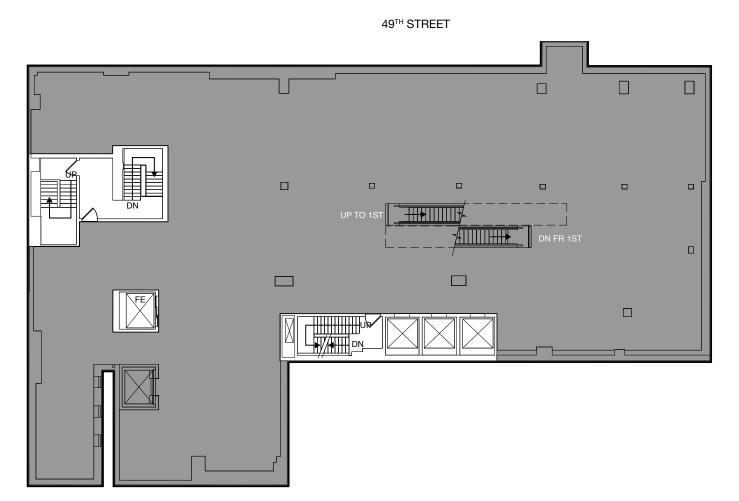
49<sup>™</sup> STREET

FIFTH AVENUE

### AVAILABLE SPACE: 11,800 SF CEILING HEIGHT: 15'-3"

**FLOOR PLAN** 

CELLAR LEVEL





### ABOUT VORNADO REALTY TRUST

Vornado Realty Trust is a preeminent owner, manager and developer of office, retail and residential assets. Its portfolio of over 100 million square feet includes nationally recognized properties such as The Bloomberg Tower and the New York Stock Exchange headquarters in New York City, the retail block front of 1540 Broadway in Times Square, the 555 California Street skyscraper in San Francisco, and the historic Merchandise Mart in Chicago.

Vornado Realty Trust is one of the largest publicly traded REITs in the nation and an S&P 500 constituent. In 2012 Vornado commemorated 50 years on the New York Stock Exchange.

Vornado is Manhattan's largest owner/manager of urban retail, controlling over 2.7 million square feet in 50 properties situated in the most prestigious, expensive, and highly trafficked retail corridors in New York City including Fifth Avenue, Madison Avenue, Times Square, Herald Square-34th Street, and SoHo.

Vornado's creative approach to managing its spaces has resulted in innovative New York City flagships for companies such as Forever 21, Coach, and Disney. The company's understanding of core retail operations and its significant presence in some of the most desired retail corridors in the world have led to U.S. inaugural store placement for such retailers as H&M, Zara, Massimo Dutti, TopShop, Joe Fresh, and Belstaff as well as strategic leasing relationships with J. Crew, Whole Foods Market, and Limited Brands, amongst others.

Vornado also owns and manages leading centers in other urban retail markets. These marquee assets outside of New York City include Georgetown Park in Washington, D.C., Lincoln Road in South Beach, Miami, and Beverly Connection in Los Angeles.

### LEASING INFORMATION

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Property data as of 6/30/2012. All information is from sources deemed reliable, however no representation or warranty is made to the accuracy thereof. Property information is submitted subject to errors, omissions, change of conditions prior to sale or lease or withdrawal without notice. Unauthorized use or reproduction of the images, renderings, plans and other depictions of such included properties and projects is strictly prohibited.

